060.0	0001	0006.A	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 1,738,600 / 1,738,600
					USE VALUE: 1,738,600 / 1,738,600
					ASSESSED: 1,738,600 / 1,738,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
1331	-1337	MASS AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ARLINGTON 1331 REALTY LLC
Owner 2:	
Owner 3:	
Street 1:	48 CORNELL ROAD
Street 2:	
Twn/City:	WELLESLEY
St/Prov:	MA Cntry: Own Occ: N
Postal:	02482 Type:

PREVIOUS OWNER

Owner 1:	FOLEY WILLIAM G/TRUSTEE -
Owner 2:	ARLINGTON TRUST -
Street 1:	48 CORNELL ROAD
Twn/City:	WELLESLEY
St/Prov:	MA Cntry:
Postal:	02482

NARRATIVE DESCRIPTION

This parcel contains 5,184 Sq. Ft. of land mainly classified as Res. / Comm. with a Mixed Old Building built about 1890, having primarily Vinyl Exterior and 6806 Square Feet, with 6 Units, 6 Baths, 0 3/4 Bath, 3 HalfBaths, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B3	VILLAGE B	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
325	2592.000	508,250		361,050	869,300
111	2592.000	508,250		361,050	869,300
Total Card	0.119	1,016,500		722,100	1,738,600
Total Parcel	0.119	1,016,500		722,100	1,738,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 255.45 | /Parcel: 255.4

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 39568

GIS Ref

GIS Ref

Insp Date 03/18/09

!5230!

PREVIOUS ASSESSMENT

Parcel ID: 060.0-0001-0006.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	031	FV	1,016,800	0	5,184.	709,600	1,726,400	1,726,400	Year End Roll	12/18/2019
2019	031	FV	871,200	0	5,184.	667,900	1,539,100	1,539,100	Year End Roll	1/3/2019
2018	031	FV	871,200	0	5,184.	584,400	1,455,600	1,455,600	Year End Roll	12/20/2017
2017	031	FV	871,200	0	5,184.	459,200	1,330,400	1,330,400	Year End Roll	1/3/2017
2016	031	FV	871,200	0	5,184.	459,200	1,330,400	1,330,400	Year End	1/4/2016
2015	031	FV	857,100	0	5,184.	388,800	1,245,900	1,245,900	Year End Roll	12/11/2014
2014	031	FV	857,100	0	5,184.	388,800	1,245,900	1,245,900	Year End Roll	12/16/2013
2013	031	FV	857,100	0	5,184.	388,800	1,245,900	1,245,900		12/13/2012

PRINT

Date	Time
12/10/20	20:09:02

LAST REV

Date	Time
10/09/19	13:50:37

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5230

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FOLEY WILLIAM G	64344-281		10/8/2014	Convenience	1	No	No		
FOLEY MARY ANNE	29757-344		2/4/1999	Family	10	No	No		Stanley Charmoy dod 7/12/2010. Roy A Cramer n

USER DEFINED

Prior Id # 1:	39568
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/28/2005	677	Inter Fi	10,000	C		G7	GR FY07	
4/11/2005	230	Renovate	47,000	C		G6	GR FY06	NEW STOREFRNT, 2 F
3/17/1997	119	Manual	600					SIGN

ACTIVITY INFORMATION

Date	Result	By	Name
3/18/2009	Meas/Inspect	201	PATRIOT
10/25/2005	Permit Visit	BR	B Rossignol
11/9/2000	Hearing Chag	201	PATRIOT
6/14/2000	Measured	197	PATRIOT
1/1/1919			

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
325	Store		5184		Sq. Ft.	Site		0	43.25	3.22	CG									722,136	111	50				722,100	

Total AC/HA: 0.11901 | Total SF/SM: 5184 | Parcel LUC: 013 | Res. / Comm. | Prime NB Desc: COMM GD | Total: 722,136 | Spl Credit | Total: 722,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	52 - Mixed Old		
Sty Ht:	2 - 2 Story		
(Liv) Units:	6	Total:	6
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	23 - Glass	25	%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1890	Eff Yr Blt:	
Alt LUC:	111	Alt %:	50
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	12		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	5 - Lino/Vinyl	30	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	50
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	0

BATH FEATURES

Full Bath	4	Rating:	Average
A Bath:	2	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	3	Rating:	Average
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	4	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	120.00
Size Adj.:	0.80427563
Const Adj.:	0.95926774
Adj $ / SQ:	92.582
Other Features:	276692
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1248831
Depreciation:	232283
Depreciated Total:	1016549

COMMENTS

UPS STORE, THINGS WE LOVE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	4

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	4	Baths:	4	HB	3

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
4	3	1	2
Totals			
4	12	4	

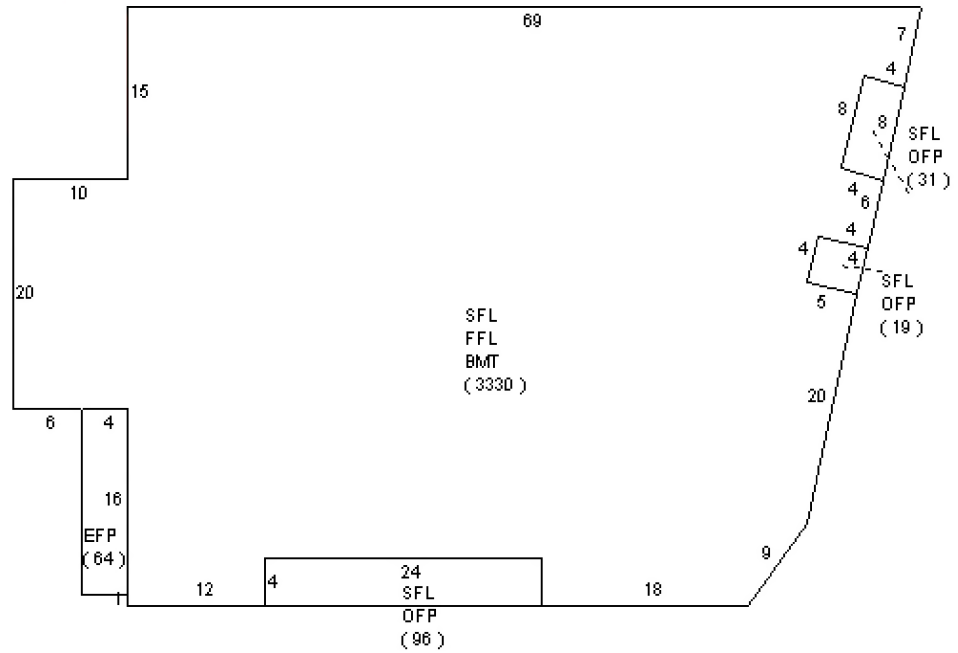
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	92.58
Special Features:	0	Val/Su Net:	98.25
Final Total:	1016500	Val/Su SzAd	149.35

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	3,476	162.020	563,176
BMT	Basement	3,330	27.770	92,489
FFL	First Floor	3,330	92.580	308,298
OFP	Open Porch	146	26.670	3,894
EFP	Enclos Porch	64	66.920	4,283

Net Sketched Area:	10,346	Total:	972,140
Size Ad	6806	Gross Are	10346	FinArea	6806
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL	100	RTL	100	A	2
SFL	100	APT	100	A	4

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

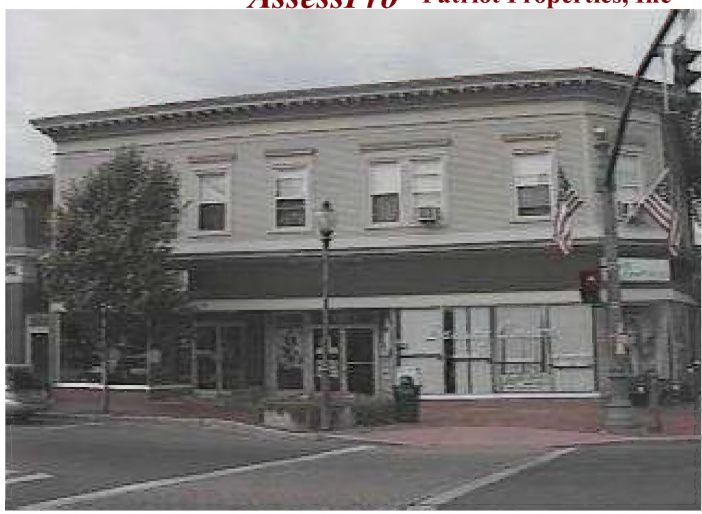
SPEC FEATURES/YARD ITEMS

PARCEL ID

060.0-0001-0006.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc